



DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

Greg Brewton Sustainable Development Center
Urban Design and Planning Conference Room
700 NW 19th Avenue Fort Lauderdale, FL 33311
December 13, 2016

AGENDA

- I. **STAFF MEETING** **9:00 A.M.**
- II. **REGULAR MEETING – AGENDA ITEMS:**
 1. **CASE:** **R16073** **9:30 A.M.**
REQUEST: **Site Plan Level III: Conditional Use for Mixed Use Development with 244 Residential Units, 38,592 Square Feet of Retail Use and Allocation of South Regional Activity Center Units**
APPLICANT: HS 17th Street, LLC.
PROJECT NAME: 501 Seventeen
GENERAL LOCATION: 501 SE 17th Street
COMMISSION DISTRICT: 4
NEIGHBORHOOD ASSOCIATION: Poinciana Park Civic Association
ZONING DISTRICT: Boulevard Business (B-1) and Residential Office (RO)
LAND USE: South Regional Activity Center
CASE PLANNER: Randall Robinson
 2. **CASE:** **V16005** **9:30 A.M.**
REQUEST: **Right of Way Vacation (Alley)**
APPLICANT: HS 17th Street, LLC.
PROJECT NAME: 501 Seventeen
GENERAL LOCATION: Alley Between SE 16th Court and SE 17th Street; West of Federal Highway.
COMMISSION DISTRICT: 4
NEIGHBORHOOD ASSOCIATION: Poinciana Park Civic Association
ZONING DISTRICT: Boulevard Business (B-1) and Residential Office (RO)
LAND USE: South Regional Activity Center
CASE PLANNER: Randall Robinson
 3. **CASE:** **R16067** **10:30 A.M.**
REQUEST: **Site Plan Level II: Seven Residential Units**
APPLICANT: NAPCO Holdings, LLC.
PROJECT NAME: 201 SW 20th Street
GENERAL LOCATION: 201 SW 20th Street
COMMISSION DISTRICT: 4
NEIGHBORHOOD ASSOCIATION: Croissant Park Civic Association
ZONING DISTRICT: Residential Multifamily Low Rise/Medium Density (RM-15)
LAND USE: Medium Density
CASE PLANNER: Karlanne Grant

4. **CASE:** **R16070** **11:00 A.M**
REQUEST: **Site Plan Level II: 4,467 Square Foot Bank/Restaurant Use in Regional Activity Center – East Mixed Use District**
APPLICANT: Rensor Realty Corporation
PROJECT NAME: Capital One Café – Las Olas
GENERAL LOCATION: 801 E Las Olas Boulevard
COMMISSION DISTRICT: 4
NEIGHBORHOOD ASSOCIATION: Beverly Heights Association, Inc.
ZONING DISTRICT: Regional Activity Center – East Mixed Use (RAC-EMU)
LAND USE: Downtown Regional Activity Center
CASE PLANNER: Florentina Hutt
5. **CASE:** **R16071** **11:30 A.M**
REQUEST: **Site Plan Level II: Five Residential Units**
APPLICANT: Thomas Seward
PROJECT NAME: Five Unit Townhome Development
GENERAL LOCATION: 1224 NE 15th Avenue
COMMISSION DISTRICT: 2
NEIGHBORHOOD ASSOCIATION: Lake Ridge Civic Association, Inc.
ZONING DISTRICT: Residential Single Family and Cluster/Medium Density (RC-15)
LAND USE: Medium Density
CASE PLANNER: Florentina Hutt
6. **CASE:** **R16072** **1:00 P.M**
REQUEST: **Site Plan Level II: Two 1,100 Square Foot Restaurants, 2,240 Square Foot Professional Office, and 2,240 Square Foot Instructional Space**
APPLICANT: ModPod Developers, LLC.
PROJECT NAME: Hive FTL
GENERAL LOCATION: 1444 NE 4th Avenue
COMMISSION DISTRICT: 2
NEIGHBORHOOD ASSOCIATION: South Middle River Civic Association
ZONING DISTRICT: Community Business (CB)
LAND USE: Commercial
CASE PLANNER: Nicholas Kalargyros
7. **CASE:** **PRW16020** **1:30 P.M**
REQUEST: **Property and Right of Way Item: Temporary Street Closure**
APPLICANT: WDF-4 Wood Harbor Park Owner, LLC.
PROJECT NAME: Harbor Park Apartments
GENERAL LOCATION: SE 19th Street and SE 20th Street; West of SE 10th Avenue
COMMISSION DISTRICT: 4
NEIGHBORHOOD ASSOCIATION: Harbordale Civic Association, Inc.
ZONING DISTRICT: General Business (B-2) and Heavy Commercial/Light Industrial (B-3)
LAND USE: Employment Center
CASE PLANNER: Alex Scheffer

8.	CASE:	PRW16022	2:00 P.M
	REQUEST:	Property and Right of Way Item: Temporary Street Closure	
	APPLICANT:	Rescore 2 nd Street, LLC.	
	PROJECT NAME:	The Rise at Flagler Village	
	GENERAL LOCATION:	NE 2 nd Street and NE 3 rd Street; West of NE 3 rd Avenue	
	COMMISSION DISTRICT:	2	
	NEIGHBORHOOD ASSOCIATION:	Flagler Village Civic Association	
	ZONING DISTRICT:	Regional Activity Center – City Center (RAC-CC)	
	LAND USE:	Downtown Regional Activity Center	
	CASE PLANNER:	Alex Scheffer	

It is anticipated that each DRC item will take approximately 30 minutes at the meeting unless otherwise noted. Due to space constraints in the DRC conference room and waiting area, please do not arrive more than 30 minutes prior to the estimated review time.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing he/she will need a record of the proceeding and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes, please contact the City Clerk's office at (954) 828-5002 two (2) days prior to the meeting and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.